

July 6, 202

Re: Application for Report of Acceptability
1342 North Nevada Avenue
Colorado Springs, CO 80903

Narrative of Project:

The residence is located on the southwest corner of the intersection of North Nevada Avenue and Columbia Street, in the Nevada/Tejon Corridor subarea of the North End Historic Preservation Overlay Zone District. On the property resides a main house, facing Nevada Avenue, and a detached carriage house, located on the southwest corner of the lot, to the rear of the property, adjacent to Columbia Street. The main house is a 2.5-story wood frame structure with a basement, while the carriage house is a two-story wood frame structure. The house is of the Queen Anne Victorian, Free Classic style, with a front gabled roof with lower cross gables. Both the main house and carriage house were built in 1890.

We wish to renovate the existing carriage house, maintaining the building's footprint while adding a new entry, windows and doors on the east and north elevations, and a dormer and balcony on the second level, on the north elevation, facing Columbia Street. All of the defining elements of the Queen Anne Victorian style that are currently present in the carriage house design will remain – dominant gables, an asymmetrical façade, the employment of façade surfaces as primary decorative elements (discontinuing wall planes, material, and texture variation, etc.) – all of the rich historical character of the structure will be preserved and emphasized by the new design. (Areawide Standards: A.1, A.2, A.3, A.7, A.8, A.10; District Standards: B.1, B.2, B.3, B.7; Subarea Standards: C.2.b, C.2.e)

All exterior siding will be replaced with composite lap siding and shingle that matches the pattern and texture of the existing siding and main house. The scale and proportions of the building will be maintained. As previously noted, the existing building footprint will be maintained. Due to the fact that the carriage house is currently sited at the corner of the lot, directly on two property lines – one private (south) and one public (west) – it will be necessary that all windows on the south elevation and all windows within five feet of the private property on the west elevation be removed, per building code fire regulations. (Areawide Standards: A.1, A.2, A.7, A.8, A.10; District Standards: B.1, B.2, B.3, B.7; Subarea Standards: C.2.b, C.2.c)

The dormer addition on the second level is reflective of the style and will not change the overall height of the structure and the existing roof line will remain unchanged. The current roof slope of the building will be maintained, and the roof of the new dormer will be sloped to match. All roofing will be 50-year, high profile asphalt shingle. Existing cottonwood and oak trees on the lot will be preserved, providing a natural context and scale to the buildings. The addition of a small, raised porch at the carriage house entry will enhance the formality of the building's entrance and create a more obvious entry sequence, in a way appropriate to the historic style of the residence. (Areawide Standards: A.1, A.2, A.4, A.6, A.7, A.8, A.10; District Standards: B.1, B.2, B.4, B.5, B.6, B.7, B.10, B.11, B.13, B.15; Subarea Standards: C.2.f)

Existing (original) windows and doors will be incorporated into the renovation when possible – at least one barn door has been identified for refurbishment and will be reused. Design emphasis will be placed on the stable-like features that dominate the structure – decorative overhangs and sliding barn door features will occur on the east and west facades. All new windows and trim will be selected to match those of the existing house. On the east and west elevations, three triangular windows will sit above the main windows where shingles would traditionally be placed, modernizing the style while maintaining the traditional gable and window layout. All new doors will be selected to match the Queen Anne Victorian style. (Areawide Standards: A.1, A.2, A.3, A.7, A.8, A.10; District Standards: B.1, B.2, B.3, B.14)